



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8
999 18th STREET - SUITE 300
DENVER, CO 80202-2466
<http://www.epa.gov/region08>

SDMS Document ID



1049116

January 26, 2006.

Mr./Ms. Jered & Lorene Garcia
8117 S. Lamar Ct.
Littleton, CO 80128

Dear Mr./Ms. Jered & Lorene Garcia,

This letter certifies that soils on the property at 4350 Josephine Street in Denver, Colorado, have been remediated in accordance with the U.S. Environmental Protection Agency's (EPA) Record of Decision for the Vasquez Boulevard and Interstate 70 Superfund Site (VB/I-70), Operable Unit 1, signed by EPA on September 25, 2003. The required work was accomplished in accordance with EPA approved work plans. The remediation successfully addressed the health risks associated with exposure to arsenic and/or lead in soils at this property.

The clean-up action conducted by the EPA and the U.S. Army Corps of Engineers (USACE) addressed residences where the soil concentrations of lead and/or arsenic exceeded the action levels of 400 parts per million (ppm) and/or 70 ppm, respectively. The clean up consisted of excavation of the top 12 inches of soil at the listed property. The excavated area was replaced with clean soils.

If you require more specific information concerning the clean-up of your property, please contact me at U.S. EPA (8EPR-SR), 999 18th Street, Suite 300, Denver, CO 80202-2466, Attn: Victor Ketellapper, or 303-312-6578, or Pat Courtney at 303-312-6631.

Sincerely,

Victor Ketellapper
Project Manager



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

**REGION 8
999 18th STREET - SUITE 300
DENVER, CO 80202-2466
<http://www.epa.gov/region08>**

26 de Enero de 2006

Señor /Señora Jered & Lorene Garcia
8117 S. Lamar Ct.
Littleton, CO 80128

Estimado(a) Señor/Señora Jered & Lorene Garcia,

Este carta certifica que tierra en el propiedad 4350 Josephine Street en Denver Colorado, ha sido remediado de acuerdo con la U.S. Environmental Protection Agency's (EPA) Recuerdo de Decisión para el Vasquez Boulevard y Interstate 70 Superfund Site (VB/I-70), Operable Unit 1, Firmado por EPA en September 25, 2003. El trabajo requerido era realizado de acuerdo con EPA confirmado plan del trabajo. La remediación eliminado con éxito los riesgos asociados con la exposición a arsénico y/o plomo en la tierra en su propiedad.

La acción de limpieza conductazo por EPA y el U.S. Army Corps of Engineers (USACE) dirigido a residentes donde las concentraciones de plomo y/o arsénico en la tierra excedido el nivel de acción de 400 partes por millón (ppm) y/o 70 ppm respectivamente. La limpieza consistido de la excavación de la primera doce pulgadas de tierra de la propiedad listado. El área excavado era reemplazado con tierras limpias.

Si quisiera mas información especifica en relación de la limpieza de su propiedad, por favor contáctame en U.S. EPA (8EPR-SR), 999 18th Street, Suite 300, Denver, CO 80202-2466, Attn: Victor Ketellapper, or 303-312-6578, or Pat Courtney at 303-312-6631.

Sinceramente,

Victor Ketellapper
Gerente del Proyecto



US Army Corps
of Engineers
Omaha District

Consent For Access To Property

RIGHT OF ENTRY TO PREMISES

7/9/3-24/3
Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

Owner's Name: <u>Jarred + Lorene Garcia</u>	Daytime Phone: <u>720-922-1441</u>
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Addresses of Properties covered by this Agreement:	Address: <u>4350 Josephine St.</u>
	Address:
	Address:
	Address:
	Address:

PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed, the Grantor will have an opportunity to review and approve the planned soil removal, and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:



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- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact Jennifer Chergo, EPA, at (303) 312-6601.

☒ I grant access to my properties

☐ I do not grant access to my properties

J. L. G. 1.27.05
Signature Date

Signature Date

☐ I would like to be present during any sampling that is required.

PROPERTY INFORMATION

Property ID: 2057
House Number: 4350
Street: JOSEPHINE ST
Address: 4350 JOSEPHINE ST
Unit:
ZIP Code: 80216
Neighborhood: SWANSEA
Zone: R2

Find Record

**OWNER INFORMATION**

Owner Name: DAVID & ROSALBA CASILLAS
Mailing Address: 4350 JOSEPHINE ST
Mailing City State Zip: DENVER CO 80216

DECISION CRITERIA

Target Property? Yes
Soil Sampled? Yes
Removal Required? Yes
Removal Complete?

SOIL SAMPLE RESULTS

Phase 3A
Arsenic Decision Value 167
Lead Decision Value 171

OTHER SAMPLE RESULTS

Media Description
Arsenic
Lead

Real Property Records

Date last updated: Friday, January 21, 2005

Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[View Map/Historic District Listing for this Property](#)

[Link to property tax information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property sales information for all Denver neighborhoods](#)

PROPERTY INFORMATION

Property Type: Commercial

Parcel: 0224246002000

Name and Address Information

Legal Description

GARCIA, JERED P & LORENE C

L 3 & 4 BLK 4 MOUATS RESUB
OF

4350 JOSEPHINE ST

PT OF SWANSEA & BLK 67 1ST

DENVER, CO 80216

ADD TO SWANSEA

RESIDENTIAL DUPLEX

Property Address:

Tax District

4350 JOSEPHINE ST -4352

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	22600	1800		
Improvements	235400	18740		
Total	258000	20540	0	20540
Prior Year				
Land	22600	1800		
Improvements	235400	18740		
Total	258000	20540	0	20540

Style: Other

Reception No.: 2004211976

Year Built: 1906

Recording Date: 10/11/04

Building Sqr. Foot: 1,964

Document Type: Warranty

Bedrooms:

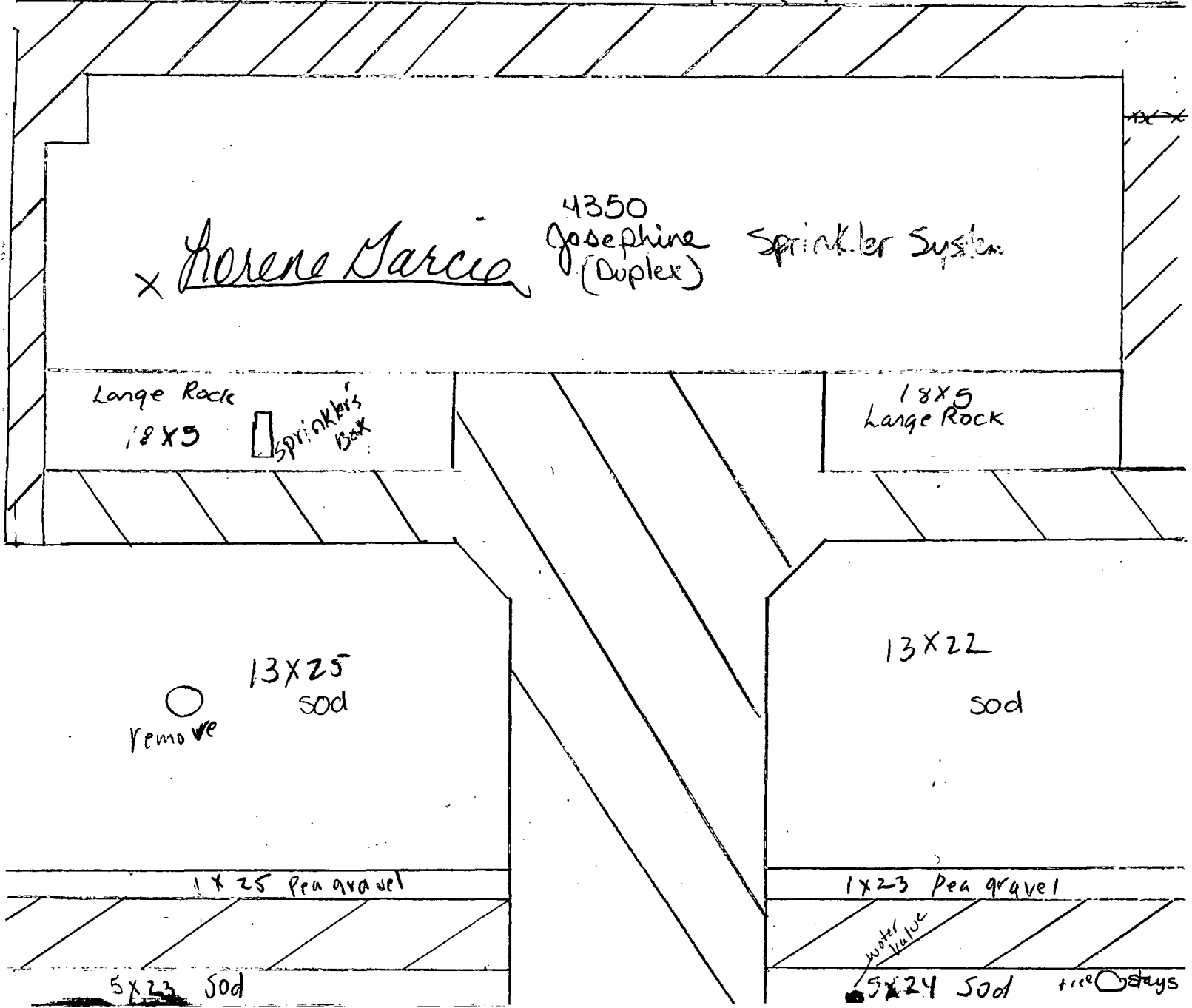
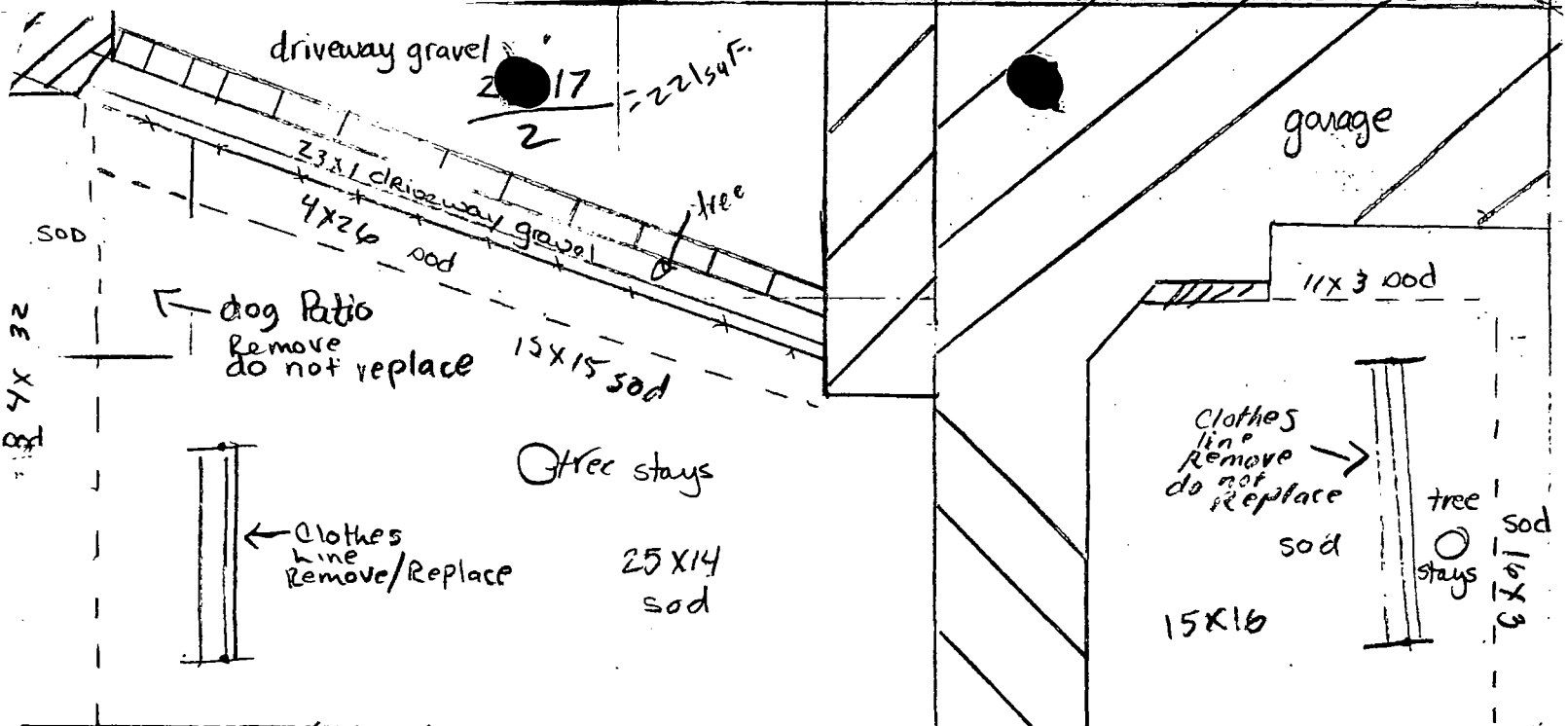
Sale Price: 185000

Baths Full/Half: 0/0

Mill Levy: 64.162

Basement/Finished: 0/0

Lot Size: 5,700





RESTORATION CHANGE ORDER VB/I-70

Property ID # 2057

Property Address 4350 Josephine St.

Owner Name Torred & Lorene Garcia

Date _____

Comments

- Remove and do not replace flagstone retaining wall in front yard
- Change pea gravel in the front yard (1x25 & 1x23) to sod.

Owner Signature Lorene Garcia

Contractor Signature Maria Fowler



Project Resources Inc.

OK

Property Access Checklist

Property ID: 2057	<input type="checkbox"/> WORK STARTED	ON: __/__/__
Property Address: 4350 3/4 352 Josephine	<input type="checkbox"/> WORK COMPELTED	ON: __/__/__

Property Owner: Jared and Lorene Garcia	Property Renter:
Mailing Address: 8117 S. Lamar Ct. Littleton, CO 80128	Home Phone:
	Fax:
	Cell/Pager:
Home Phone: 720.922.1441	Additional Information:
Fax:	
Cell/Pager: 303.514.1356 (Lorene cell)	

<input checked="" type="checkbox"/> Notification Letter	Sent: 10/4/04	By: A. James
<input checked="" type="checkbox"/> Access Agreement	Signed: 01/27/05	By: Jared Garcia
<input checked="" type="checkbox"/> Restoration Agreement	Signed: 01/27/05	By: Jared Garcia
<input type="checkbox"/> Topsoil Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Disposal Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Garden Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Utility Clearance	Called: ___/___/___	By:
<input checked="" type="checkbox"/> Video/Photos (Before)	On: 1/27/05	By: M. Redfern
<input type="checkbox"/> Video/Photos (During)	On: ___/___/___	By:
<input type="checkbox"/> Video/Photos (After)	On: ___/___/___	By:
<input type="checkbox"/> Video/Photos (30-Day)	On: ___/___/___	By:
<input type="checkbox"/> Property Completion Agreement	Signed: ___/___/___	By:
<input type="checkbox"/> Final Report	Issued: ___/___/___	By:

Air Monitoring (as applicable)

<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		

Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	2057
Property Address:	4350 & 4352 Josephine Street
Owner:	Jered & Lorene Garcia
Phone:	720-922-1441

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

Items To Be Removed By Owner Before Start Of Remediation: (Use additional sheets as necessary)

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item:	misc stuff in yard
Item:	anything there that day gets thrown out that
Item:	is trash (ie old BBQ)
Item:	Boards under truck in driveway
Item:	Black rod iron fence in front yard
Item:	Red pavers around garden (if not gone throw away)
Item:	
Item:	



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Items To Be Removed By Contractor During Remediation And Not Replaced
(Use additional sheets as necessary)

Item:	South South clothesline
Item:	Dog pen and fence
Item:	
Item:	
Item:	
Item:	
Item:	

Items To Be Removed By Contractor During Remediation And Replaced
(Use additional sheets as necessary)

Item:	North clothesline
Item:	Backyard fence
Item:	2 pavers in front of backdoor N. side unit.
Item:	
Item:	
Item:	
Item:	

Landscape Inventory
(Use additional sheets as necessary)

Item	Quantity	Unit	Description/Explanation
Total Area Of Property To Be Excavated		Square Feet	
Number of trees > 2 inch trunk diameter			
Number of trees < 2 inch trunk diameter			
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc. Attach a sketch of the sprinkler layout.	<i>Sprinkler System (small)</i>		Zones: _____ Heads: _____ Control Valves: _____
Number of and total size of all gardens / flower beds. Attach a sketch of relative sizes and locations.	# Of Beds: _____ # Of Gardens: _____		Ft ² Of Beds: _____ Ft ² Of Gardens: _____

Item	Quantity	Unit	Description/Explanation
<p>Agreed upon value of plant materials <u>not to be replaced</u> by contractor.</p> <p>Note this value will be used to issue a plant voucher to the property owner.</p>	<p>Total # Of Beds:</p> <p>_____</p>	<p>\$</p>	<p>Total Ft² Of Beds To Be Replaced With Certificate:</p> <p><u>5 Rosebushes</u></p>
<p>Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed.</p> <p>Include a sketch of where each plant will be placed by the contractor.</p>		<p>Each</p>	<p>Only Use For Plants That Are Being Saved and Re-planted</p>
<p>Agreed upon area of property to be replaced with grass sod.</p> <p>Include a sketch of the area(s) to be replaced with grass sod.</p>		<p>SF</p>	<p>Total Ft² Of Sod To Be Laid: _____</p>
<p>Area of City or County property to be landscaped per their requirements.</p> <p>Include a sketch of the area (s)</p>	<p>Total Ft²:</p> <p>_____</p>	<p>SF</p>	<p>Sod: _____</p> <p>Brown Mulch: _____</p> <p>Red Mulch: _____</p>
<p>Agreed upon area of property to be replaced with mulch.</p>	<p>Total Ft² Of Mulch:</p> <p>_____</p>	<p>SF</p>	<p>Red: _____</p> <p>Brown: _____</p>

Item	Quantity	Unit	Description/Explanation
Agreed upon area to be replaced rock.	Total Ft ² Of Rock: _____	SF	Large: _____ Medium: _____ Small (pea gravel): _____ Driveway Gravel: _____
Agreed upon area to be replaced with no groundcover.	Total Ft ² With No Groundcover: _____		

Additional Comments / Instructions:

5 rose bushes.



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Additional Comments / Instructions Continued:

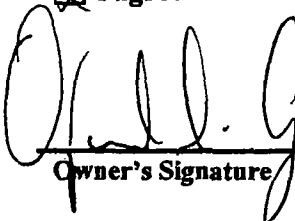
☐ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

☒ I agree

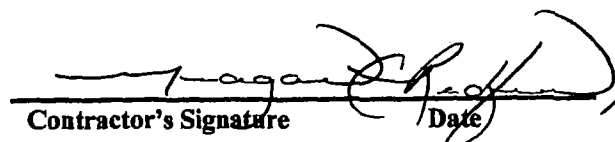
☐ I do not agree

☒ I agree

☐ I do not agree


Owner's Signature

1.27.05
Date


Contractor's Signature

1/27/05
Date



Project Resources Inc.

Property Completion Agreement

This agreement documents the completion of remedial activities performed on my property. My signature will designate that I am satisfied with the restoration of my property, and that no items are in questions, now, or at any time in the future, except those items listed below, if any.

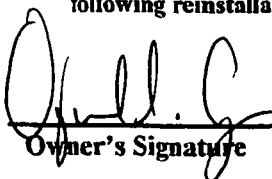
Property ID:	2057
Property Address:	4350 Josephine St.
Owner:	Jared & Joene Garcia
Phone:	(720) 922-1441


Restoration Items in Question:

Item:
Item:
Item:
Item:
Item:
Item:

Additional Comments:

- ☒ I agree restoration is completed, except as noted
- ☐ I do not agree restoration is completed
- ☐ I agree that the sprinkler system is working properly following reinstallation by contractor

 10.17.05
Owner's Signature Date

 10/17/05
Contractor's Signature Date



**U.S. Environmental Protection Agency
Vasquez Boulevard I/70 Superfund Site
Replacement Certificate**



**US Army Corps
of Engineers**
Omaha District

Property Owner

Jered and Lorene Garcia

Property Address

4350 Josephine Street

Property Identification Number

2057

Material Removed	Quantity	Unit Price	Replacement Value
Flower bed area (square feet)			
Trees	1	\$50.00	\$50.00
Itemized shrubs/bushes	5	\$12.00	\$60.00
Total			\$110.00

The acceptance of the replacement certificate and the signature below is full acknowledgement by the property owner that this is a fair and reasonable compensation for plant materials removed during remediation activities, but not planted or installed by the government or it's contractors.

The total amount of \$110.00 has been received by the owner in the form of a replacement certificate, # 15364, to be utilized at Paulino's Gardens, 6300 N. Broadway, Denver, CO 80216.

Jered L. Garcia
Property Owner's Signature

10.17.05
Date

Amy James
Contractor's Signature

10/11/05
Date

TARGET SHEET
EPA REGION VIII
SUPERFUND DOCUMENT MANAGEMENT SYSTEM

DOCUMENT NUMBER: 1049116

SITE NAME: VASQUEZ BOULEVARD AND I-70

DOCUMENT DATE: 01/26/2006

DOCUMENT NOT SCANNED

Due to one of the following reasons:

- ☐ PHOTOGRAPHS
- ☐ 3-DIMENSIONAL
- ☐ OVERSIZED
- ☒ AUDIO/VISUAL
- ☐ PERMANENTLY BOUND DOCUMENTS
- ☐ POOR LEGIBILITY
- ☐ OTHER
- ☐ NOT AVAILABLE
- ☐ TYPES OF DOCUMENTS NOT TO BE SCANNED
(Data Packages, Data Validation, Sampling Data, CBI, Chain of Custody)

DOCUMENT DESCRIPTION:

DVD OF PROPERTY VIDEO, PROPERTY #2057

